

011.A

0001

0116.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

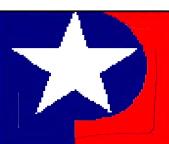
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	BRENTWOOD REALTY PARTNERS LL	Unit #:	116
Owner 2:			
Owner 3:			
Street 1:	60 PLEASANT ST #G12		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N
Postal: 02476 Type:**PREVIOUS OWNER**

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02476**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		148682
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0116.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	331,000	0	.	.	331,000	Year end	12/23/2021			
2021	102	FV	326,400	0	.	.	326,400	Year End Roll	12/10/2020			
2020	102	FV	317,200	0	.	.	317,200	317,200 Year End Roll	12/18/2019			
2019	102	FV	268,000	0	.	.	268,000	268,000 Year End Roll	1/3/2019			
2018	102	FV	221,900	0	.	.	221,900	221,900 Year End Roll	12/20/2017			
2017	102	FV	206,500	0	.	.	206,500	206,500 Year End Roll	1/3/2017			
2016	102	FV	206,500	0	.	.	206,500	206,500 Year End	1/4/2016			
2015	102	FV	186,400	0	.	.	186,400	186,400 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots		12,465,000	No	No							
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots		99	No	No							
	18071-350		4/1/1987				No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	5 - 5 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 3	BRs: 1	Baths: 1	HB
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1971
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Average	
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.903699994
Name:	16 - 6031

DEPRECIATION

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0

Totals

1	3	1
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MOBILE HOME

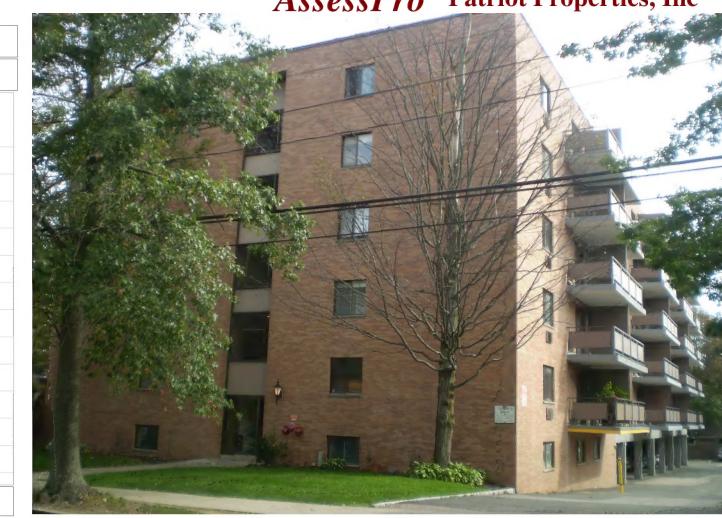
Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

PARCEL ID 011.A-0001-0116.0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	716	438.800	314,183					
Net Sketched Area: 716 Total: 314,183									
Size Ad 716 Gross Area 716 FinArea 716									

IMAGE**AssessPro Patriot Properties, Inc**